



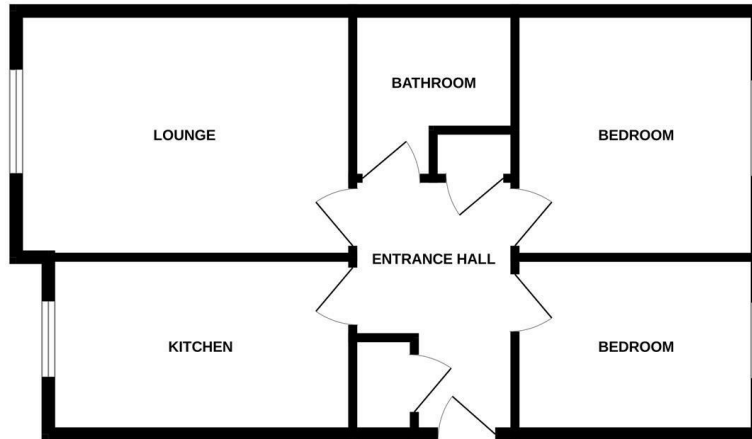
22 Bromedale Avenue | Mulbarton | Norwich | NR14

Offers In Excess Of £170,000

****PERFECT FIRST TIME PURCHASE WITH LOVELY VIEWS OVER THE PARK OFFERED WITH NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after village of Mulbarton. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens, ONE OFF ROAD PARKING SPACE and a local park found adjacent to the property. The flat benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used at each by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C5024

Location

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to all rooms and storage cupboard.

Lounge 14'6" x 10'7"

Double glazed window, electric radiator.

Kitchen 14'6" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window.

Bedroom One 10'7" x 10'9"

Double glazed window, electric radiator.

Bedroom Two 10'7" x 7'8"

Double glazed window, electric radiator.

Bathroom 6'11" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

One allocated parking space, communal gardens and access to the park.

Local Authority

South Norfolk District Council, Tax Band A.


Tenure

Leasehold – Term 125 years from 19 March 2004. Please note ground rent is £115 per annum and service/maintenance charges are £1500 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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